



**ZONING COMMISSION
AGENDA**

**Wednesday December 11, 2019
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Will Northern, Chair, CD 1	_P__	Sandra Runnels, CD 6	_P__
Jennifer Trevino, CD 2	_P__	John Aughinbaugh, CD 7	_P__
Beth Welch, CD 3	_A__	Wanda Conlin, Vice Chair CD 8	_P__
Jesse Gober, CD 4	_P__	Kimberly Miller, CD 9	_P__
Rafael McDonnell, CD 5	_P__		

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

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|--|-------|
| A. Annual Election of Chair and Vice-Chair | Staff |
| B. Briefing: Previous Zoning Actions by City Council | Staff |
| C. Review: Today's Cases | Staff |

II. PUBLIC HEARING 1:00 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 14, 2020 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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|---|----------------------------|-------|
| A. Call to Order | | |
| B. Approval of Meeting Minutes of November 13, 2019 | <u>Approved 8-0</u> | Chair |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-19-158 JAMES AUSTIN JR. 3220 Mitchell Blvd. 1.08 ac. CD 8	Recommended for Denial 4-4
a. Applicant/Agent: Rosa Armida Ramirez	
b. Request: From: "B" Two-Family, "E" Neighborhood Commercial To: "E" Neighborhood Commercial	

2. ZC-19-161 SEVANNE STEINER/CHARLOTTE HOGAN 914 N. Sylvania Ave. 0.21 ac. CD 9	Recommended for Approval
	8-0
a. Applicant/Agent: Sevanne Steiner	
b. Request: From: "E" Neighborhood Commerical To: "MU-1" Low Intensity Mixed-Use	
3. ZC-19-166 CORALDANE HAMRICK 2008, 2020 Sycamore School Rd. 1.00 ac. CD 8	Recommended for Approval
	8-0
a. Applicant/Agent: Kyle Kattner / Peloton Land Solutions	
b. Request: To: Add Conditional Use Permit (CUP) to allow for automatic car wash; site plan included	
4. ZC-19-172 NTP35 LP 7400-9000 Blocks NW Highway 287 (south side) 151.49 ac. CD 2	Continued for 30 days upon Applicant's request
	8-0
a. Applicant/Agent: Steven MeKeever	
b. Request: From: "AG" Agricultural / I-35 Overlay To: "I" Light Industrial/ I-35 Overlay	
<i>The applicant has requested a 30 day continuance to the January 8, 2020 meeting</i>	
5. ZC-19-173 NTP35 LP 7400-8700 Blocks NW Highway 287 (north side) 37.7 ac. CD 7	Continued for 30 days upon Applicant's request
	8-0
a. Applicant/Agent: Steve McKeever	
b. Request: From: "I" Light Industrial To: UR Urban Residential	
<i>The applicant has requested a 30 day continuance to the January 8, 2020 meeting</i>	
D. NEW CASES	
6. ZC-19-155 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: COMO NEIGHBORHOOD Generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and Bryant Irvin 59.40 ac. CD 3	Recommended for Approval<->Deny w/o Prejudice 5125, 5132 Locke
	8-0
a. Applicant/Agent: City of Fort Worth Planning and Development	
b. Request: From: "A-5" One-Family, "B" Two Family, "B/HC" Two-Family/Historic & Cultural Overlay, "C" Medium Density Multifamily, "D" High Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, and PD 373 Planned Development	
To: "A-5" One-Family, "CF" Community Facilities, "CF/HC" Community Facilities/Historic & Cultural Overlay, "ER" Neighborhood Commercial Restricted, "CB-TF" Camp Bowie/Transition Frontage District	

7. ZC-19-165	CITY OF FORT WORTH PLANNING AND DEVELOPMENT- TEXT AMENDMENT: EXTENSION OF CAMP BOWIE TRANSITION ZONING CD 3	Recommended for Approval
		8-0
a.	Applicant/Agent: City of Fort Worth Planning and Development	
b.	Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the code of the City of Fort Worth (2015), to Amend Map B.23: Camp Bowie Form-Based District and Map B.24: Camp Bowie Form Based Subdistrict in Appendix B, maps of the Comprehensive Zoning Ordinance:	
	To update the maps of Camp Bowie District and Subzones in Appendix B of the Zoning Ordinance	
	<ul style="list-style-type: none"> To review the proposed amendments: http://fortworthtexas.gov/zoning/cases/ 	<ul style="list-style-type: none">
8. ZC-19-178	DAVID & BARBARA NANCE 11000-11600 Blocks Willow Springs Rd. 146.12 ac. CD 7	Recommended for Approval
		8-0
a.	Applicant/Agent: Hanover Property Company	
b.	Request: From: "A-10" One-Family, "A-5" One-Family, "E" Neighborhood Commercial	
	To: "A-5" One-Family, "R1" Zero Lot Line/ Cluster, "C" Medium Density Multifamily	
9. ZC-19-182	MEREKEN LAND & PRODUCTION COMPANY 8300-8500 Blocks South Freeway (I-35W) 2.72 ac. CD 8	Recommended for Approval as Amended to "E"
		8-0
a.	Applicant/Agent: Lynnette Payne	
b.	Request: From: "J" Medium Industrial To: "G" Intensive Commercial	
10. ZC-19-183	Cowley Management for BOA SORTE, ET AL 11600-12400 Blocks Old Weatherford Rd. 407.81 ac. CD 3	Recommended for Approval
		8-0
a.	Applicant/Agent: Pope Hardwicke, Christie, Schell, Kelly & Taplett LLP	
b.	Request: From: "Unzoned" To: "A-5" One Family	
11. ZC-19-184	ELIZABETH POTTER, ET AL 12600-12800 Blocks Hemphill St. 20.39 ac. CD 6	Recommended for Approval
		8-0
a.	Applicant/Agent: Vantage at Burleson LLC	
b.	Request: From: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial	
	To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to parking, fencing, and setbacks; site plan included	
c.	This case to be heard by the City Council on December 17, 2019	

12. ZC-19-186	BRYAN & JODI SCRIBNER 4.99 ac. CD 7	9200-9300 Blocks Harmon Rd.	Recommended for Approval
			8-0
	a. Applicant/Agent: Jared Helmberger, PE		
	b. Request: From: "AG" Agricultural Commercial	To: "E" Neighborhood	
13. ZC-19-187	PB VENTANA 1 LLC ac. CD 3	5972 Jerry Dunn Parkway 0.04	Recommended for Approval
			8-0
	a. Applicant/Agent: PB Ventana 1 LLC		
	b. Request: To: Amend PD 1169 to add 50-foot telecommunication tower; site plan waiver requested		
14. ZC-19-189	2019 FOREST PARK LLC AND CITY OF FORT WORTH 0.52 ac. CD 9		Recommended for Approval
			7-0
	a. Applicant/Agent: Drew Martin		
	b. Request: From: "B" Two-Family, "G" Intensive Commercial		
	To: "H" Central Business District		
15. ZC-19-190	5054 SOUTH FREEWAY LLC 8.25 ac. CD 9	5400 Block South Freeway (I-35W)	Recommended for Approval
			8-0
	a. Applicant/Agent: Kelly Hart & Hallman LLP / Ray Oujesky		
	b. Request: From: "E" Neighborhood Commercial, "K" Heavy Industrial		
	To: "K" Heavy Industrial		
16. ZC-19-191	SOUTH FORT WORTH BAPTIST CHURCH Fogg & W. Pafford St. 0.80 ac. CD 9	800 Blocks W.	Continued for 30 days upon Applicant's request
			8-0
	a. Applicant/Agent: Kelly Hart & Hallman/ Ray Oujesky		
	b. Request: From: "CF" Community Facilities Mixed-Use	To: "MU-1" Low Intensity	
17. ZC-19-192	NORTH PRESIDIO, LLC Pkwly 15.98 ac. CD 7	9200-9400 Blocks Tehama Ridge	Continued for 60 days upon Applicant's request
			8-0
	a. Applicant/Agent: Kelly Hart & Hallman/ Ray Oujesky		
	b. Request: From: "G" Intensive Commercial/I-35W Central Zone Overlay	To: "D" High Density Multifamily/I-35W Central Zone Overlay	
18. ZC-19-193	CIDEMA THREE LIMITED PARTNERSHIP 5.38 ac. CD 8	5150 Campus Dr.	Recommended for Approval (15 yrs)
			8-0
	a. Applicant/Agent: Texas Land Use/ Dennis Hopkins		
	b. Request: To: "Add Conditional Use Permit (CUP) to allow construction equipment sales & service; site plan included		

19. ZC-19-195 ac.	JERRY MITCHELL CD 2	4001 Ohio Gardens Dr.	7.11	Recommended for Approval 8-0
a.	Applicant/Agent: Dunaway Associates/ Barry Hudson			
b.	Request: To: Amend PD 69 to remove hours of operation for loading and unloading for the temporary vehicle storage facility; site plan included			
20. SP-19-018	SPEED RACER, LLC 2.88 ac. CD 9	3111 Race St.,	3020 Murphy St.	Recommended for Approval 8-0
a.	Applicant/Agent: Cielo Place LLC/ Lisa Stephens			
b.	Request: To: Approval of site plan for PD 1250			
21. SP-19-019	SUMMER CREEK STATION LLC 1.29 ac. CD 6	5421 Sycamore School Rd.		Recommended for Approval 8-0
a.	Applicant/Agent: ClayMoore Engineering/ Clay Cristy			
b.	Request: To: Approval of site plan for PD 471			
c.	This case to be heard by the City Council on December 17, 2019			
22. ZC-19-197	MANTACARE HOLDINGS LLC/JASON EGGENBURGER 1015-1023 (odds) Lipscomb St. 0.35 ac. CD 9			Recommended for Approval 8-0
a.	Applicant/Agent: 97 W/ Jason Eggenburger			
b.	Request: From: "NS-T4N" Near Southside-General Urban-Neighborhood Zone To: "NS-T4" Near Southside-General Urban			
23. ZC-19-198	AJNM INVESTMENT LLC 1.95 ac. CD 4	6828 North Freeway		Recommended for Approval 8-0
a.	Applicant/Agent: Denish Patel			
b.	Request: From: G Intensive Commercial/I-35 Overlay To: PD/G Planned Development for all uses in "G" Intensive Commercial plus hotel/I-35W Overlay			

Adjournment: 4:02pm

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.